

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, January 8, 2019

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at 6:00 pm.

Call to Order and Roll Call

CONSENT AGENDA

Meeting Minutes for December 11, 2018.

Findings of Fact and Conclusions of Law For 18-05-AN (Annexation), 18-06-S (Preliminary Plat) & 18-34-DR (Design Review)
– Redcloud Subdivision.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

PUBLIC HEARING

18-07-AN (Annexation) & 18-05-ZC (Rezone) - Bodahl-Stiner Annexation. The applicant, Tim Eck, requests to annex approximately 39.56 acres into Kuna City with an R-6 zoning, and to rezone approximately 38.98 acres from agricultural to commercial. The sites are located at the southwest corner of Hubbard and Ten Mile Roads, the site addresses are 3925 and 3625 West Hubbard Road and 3003 N Ten Mile Road, Kuna, Idaho; In Section 15, Township 2 North, Range 1 West; (APN# S1315120800, S1315120700 & S1315110051).

David Bailey: 4242 N Brookside Lane, Boise, ID. I'm representing Thistle Farm, LLC for the annexation and rezone. Bodahl-Stiner consists of about 79.5 acres. The eastern 40 acres is already annexed into the city, but is zoned agricultural. The western parcel is planned for R-6 which is in accordance with the Kuna Comprehensive Plan. We held a neighborhood meeting on September 12 at the Kuna Library. The comments at the neighborhood meeting concerned the number of units per acre on the residential. The C-1 allows for multifamily and commercial uses on there. Again, it is consistent with the comprehensive plan. The R-6 zone would allow for up to six units per acre, but most of those end up in the four-unit densities with the zoning ordinance for the subdivision. Both of the properties would not be eligible for development in any way until we came in with preliminary plat or a conditional use or project so if it were commercial, we'd partner a conditional use or apartments on the eastern portion and a subdivision would be required on the western portion of the development. The neighbors were also somewhat concerned with the traffic that could be generated from the project. We did not complete a traffic study for this as we have no specific application in terms of the numbers on the property and we don't do those with annexations. That would be required to be completed and reviewed by the city and Ada County Highway District for their requirements or anything else on the property. We're requesting a favor of recommendation on this and I'll stand for any questions you may have. **C/Young:** On the eastern property that wants to be commercially zoned to multifamily, what kind of density are you looking at? **David Bailey:** Mr. Chairman, we haven't actually drawn any specific plans for this would be in accordance with a C-1 zone. It's submitted with a planned unit development so I don't know that we have any specific density in mind for that. **C/Hennis:** Are you planning to use the whole parcel for the multi-family?

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David Bailey: I suspect not, we have a very large project that would be multifamily covering 40 acres, but I doubt that we have any specific layout. The significant portion would be some type of commercial, and then there would be a multifamily project. **Sam Weiger:** Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4th St. The application before you this evening is for an annexation and rezone approval at the Southwest corner of Hubbard and Ten Mile Road. The applicant requests to annex two sites, approximately 39.54 acres and 2 acres, into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. A residential subdivision will likely be proposed for these parcels in the future. The applicant also requests to rezone one site, approximately 38.98 acres, from an agricultural zoning to a commercial zoning. Multifamily dwellings may be proposed for a portion of this parcel, with the balance as commercial. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road. Staff recommends the applicant be conditioned to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities. Staff would like to note that in the letter of intent, the applicant stated that the planned use for the 38.98-acre parcel is multifamily dwellings. The next item on the agenda, the ordinance amendment, proposes an adjustment to code regarding multifamily in a C-1 zone. All noticing requirements for this application's hearing tonight have been met: The property was posted, notices were mailed to property owners within 400 feet of the property, and an ad was run in the Kuna Melba News. Staff has determined the annexation and rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case No's 18-07-AN (Annexation) and 18-05-ZC (Rezone) subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and any additional conditions added by the Commission. I will now stand for any questions you may have. **C/Gealy:** Will any changes in that zoning amendment be applied to the property if it is rezoned to commercial tonight as well? Would this be for instance grandfathered in? **Sam Weiger:** We had the intention that it would be grandfathered in, because it's coming after this, but we are leaving that to your decision. **C/Gealy:** It doesn't necessarily have to be that way. **Sam Weiger:** Correct, it's up to you. **C/Young:** I will open the public hearing at 6:10, and I will close the public hearing at 6:11. **Wendy Howell:** Until we have an official application for multi-housing, whichever one goes first would determine if it's grandfathered. **Tim Eck:** Good evening Commissioners, Tim Eck, applicant 6152 E Atwood Lane, Eagle Idaho. There is not much to rebut, but I thought that I would just come up and stand for any questions that you may have that Mr. Bailey was unable to answer. **C/Young:** Do you have a vision for the multifamily piece? How much of the 40 acres would be multifamily? **Tim Eck:** For the R-6 it's easy, for the multifamily, it's a big site. We really think there is an adequate demand for an attached product or a higher density product. Our initial thoughts are a product for sale. We want to put some higher density for a more affordable product. That's one approach we're looking at there. I don't even know what you would put on a 40-acre commercial site that would be a commercial. We just chose C-1 as being the most diverse that would allow some higher density residential in there. With an improved use, we'd come back and start working on a plan to try and figure out how much commercial space we need and what kind of commercial uses we can actually attract. Once we have that figured out, the rest goes to residential. All we could fill then would be 20 acres of residential. **C/Laraway:** For 40 acres, do you foresee coming back and breaking this partial up more after certain requirements are passed to change things to C-2 and then C-1 and break up the partial more? **Tim Eck:** That's not our vision right now. We're probably not completely up to speed on the amendment to the zoning ordinance. I think the city probably needs a commercial one on Ten Mile. There's a couple of small corners, but find out if they're usable. If we can find a user, then we'll expand that to what we can absorb and then look to the rest for residential. If the zoning ordinance changes, facilitate better residential for the C-2 and C-3, we might come back a little bit with that. I haven't seen the revisions. Quite frankly, we were looking at this and C-1 gave us the best option for residential. 40 for commercial is a big site. **C/Young:** There was a question out of the audience. R-6 is a residential zone with a maximum density of six units per acre. A C-1 zone is a commercial zone that has a varied amount of usage for it but fall under it. Multifamily and residential types fall under it. There is no revision to a C-2 or C-3 under this application. Now is Commission discussion. **C/Gealy:** I have no concern with the annexation of R-6. **C/Young:** As far as the zoning for the east parcel to C-1, it's consistent with the new Comp Plan. The new Comp Plan will show that as a neighborhood commercial zone. **C/Gealy:** My only concern with the commercial designation is if the applicant comes back with a proposal to put multifamily on the entire 40 acres. That would be a lot of multifamily in one location and I would have a lot of concerns. If we approve the rezone to commercial then we allow the multifamily to 22 units per acre. When the proposal comes back,

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our experience shows that we cannot change it. **C/Hennis:** I agree. **C/Young:** Right now, it's an allowed use, but we can't foresee what the use will be. Is there a way to condition the maximum amount? **C/Gealy:** Can we condition it for maximum acreage or a percent that may be in the multifamily? **Wendy Howell:** You can condition it, it is a recommendation to the council. That is not what's before you, though. The rezone and annexation are what you're making your decision on. The current ordinance and the current comprehensive plan. Ultimately it will be up to the council as to which one goes first. **C/Hennis:** With that in mind, I'd be more apt to not accept the C-1. That's on top of the other 40 acres of R-6. That's far too much density, and the citizens have expressed much concern. It's been stated by the applicant that the maximum is a consideration. We have an approval or denial to the City Council. With those concerns in mind, are there any other thoughts? **C/Laraway:** We have gone through a lot of heartache with the C-1 approval, but we have no basis for going 6-8 months down the road when somebody wants to put up multi housing. **C/Damron:** Can we approve the annexation and table the rezone until we see what City Council does with the zoning? **C/Young:** We are the recommending body so we should decide. **C/Laraway:** I don't see any sense of having all multifamily housing. **C/Damron:** Once we rezone it, then that goes to Council for the zone. **Wendy Howell:** If you would like to call Mr. Eck back up, he would like to address that concern. **C/Gealy:** With respect to comments from the school district, would there be a place for kids to wait for the bus, and I was going to ask if you were willing to do that in the residential areas. **Tim Eck:** Absolutely. **C/Gealy:** If this built out in the commercial area to the extent that it would be allowed under the commercial designation, we're concerned about the multi-family. **Tim Eck:** My intention was not just to make a high-density residential area. We would be willing to have a limitation on the percentage that we could put residential on. I'm confident we could get commercial use on 15 acres. The rest could be subject to residential. We could limit it to 25 acres of the 40. **C/Laraway:** We have been limited by boundaries and law. Once it's approved, it's freelanced as to what you can do there. The percentage would be a great way to start. That's why I asked if you'd be breaking up more partials to where it's more clarified as to what you have planned. **Tim Eck:** First, I have to get a use before a project gets put together. The economic development coordinator is working on that. Once we have a zoning, we know what uses we can bring in. Right now, if we try to bring in those uses, it's backwards. We need to know what the uses allowed are so that we can fill up those uses and work on some residential behind it. There's a parcel behind that and that parcel is R-4. Coming up that Hubbard corridor we go from R-4 to R-6. I hope to see that as a good transition. **C/Laraway:** I assume that the Ten Mile sector and Hubbard sector will be mostly the commercial that you're talking about and the residential in the back. **Tim Eck:** I'm not a big commercial developer, but I would visualize that the Ten Mile frontage would be the ideal location for the commercial component. Maybe wrapping around the corner down Hubbard a short way. Then you phase that into the residential and keep the commercial. They will all want to be on Ten Mile. **Tim Eck:** We will try to create a pattern where the higher density and even in the R-6 go a little higher density close to the east parcel and low density when we go to the west parcel. We just kind of continue to phase that density from R-4 at Indian Creek to R-6 by the time we get to the commercial and get some high density in there. **C/Hennis:** That helps in my consideration. Even if we wait, it will be harder. It won't help the developer or the city as a whole. **C/Gealy:** The applicant suggested 25 acres of multifamily, we could potentially see 500 units. It's better than 800. **C/Young:** It's good planning practice to have transitioning densities.

Commissioner Hennis motions to recommend approval of Case No. 18-07-AN with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 4-0. Commissioner Gealy motions to recommend approval of Case No. 18-05-ZC with the conditions as outlined in the staff report: With an additional condition that the preliminary plat before us would include no more than 25 acres of multifamily; Commissioner Damron seconds, all aye and motion carried 4-0.

18-06-ZOA (Zoning Ordinance Amendment) – Multi-family; An Ordinance of The City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- Amending subsection 2 of section 6 of chapter 1 of title 5 Kuna city code by the addition of the following: "data processing facility", "office (home occupation)," "repair service," research and development business," and "research and development facility" to "meanings of terms or words";
- Amending section 2, chapter 3, title 5 of the Kuna city code, regarding the definition book titled, "a planners dictionary" utilized for land use definitions; the official schedule of zoning district

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regulations and the “land use table” therein; and amending designations of the zoning district permitted land uses and designations of land uses within zoning districts that require a special use permit; and making technical amendments to the “land use table footnotes”;

- Adding chapter 5, title 5 of the Kuna city code, by adding a new section 7 by recodifying section 5-5-6 to section 5-5-7 without any amendment to the provisions therein;
- Amending chapter 5, title 5 by the addition thereto of a new section 6 providing for zoning regulations for solid waste enclosures and locations;
- Amending section 3, chapter 9, title 5 titled “parking space requirements” making technical amendments to the parking space requirements for apartments and multi-family dwellings developments;
- Amending section 12 of chapter 17, title 5 titled “buffer areas; common lots” providing for design requirements and adding design requirements for apartments and multi-family developments;
- Providing a severability clause
- Directing the city clerk; and
- Providing an effective date.

Wendy Howell: Chairman and Commissioners, the revisions that are being proposed is taking multifamily out of commercial zones, this does include condos and townhouses as well. However, in the R-12 and R-20 zones. Condos and townhouses will be allowed with a zero-side setback. This will provide stricter criteria in relations to the setbacks and buffers. The parking space requirements for apartments and multifamily dwellings is proposed to change from 1.5 units to 2 per unit plus one additional spot for visitor parking per dwelling unit bringing the total to three parking stalls per unit. Currently there are no specific requirements for open space for apartments and/or multifamily developments besides PUD standards. This proposal does add a requirement for a minimum of 100 square feet of usable open space per dwelling unit for multifamily housing and apartments. Also, under the design ordinance, it states that for residential developments is a consideration for a couple of items. We will change consideration to a requirement. That is on page 23 of the ordinance about halfway down, and then add a minimum requirement percentage of open space of five percent usable open space per 50 dwellings in residential developments. Right below that, it shows the design requirements for the apartments and or multifamily developments to have a minimum of 100 square feet of usable open space required per dwelling unit. If approved, this amendment will necessitate a request of high-density zone rather than a commercial zone for multifamily. Also contained within this ordinance amendment is a proposal submitted to us by J&M Sanitation for specific criteria for solid waste enclosures. I'll funnel any of those questions the best I can. I can always follow up with answers and have those answers for the council. The proposed changes are consistent with the comprehensive plan. The City Attorney has reviewed this without any objections. I'll stand for questions. **C/Gealy:** I am happy to see the requirement for open space. I believe that it's in the comprehensive plan that we strive for 3.15 acres of developed park land per 1,000 people. There are about 3 people per house. I would like to see us apply that standard. **Wendy Howell:** We have park impact fees, which will help achieve that goal in both the new and old comprehensive plan. As far as open space per 1,000 population, I think that's it's slightly different in the new one. As I said, the number that we've used before is 3.15 acres. I know the National Parks and Recreation Association recommends 10 acres per 1,000 people. 3 acres is substantially less, but 100 square feet per dwelling unit in multifamily doesn't work out to very much building space. **Wendy Howell:** I took that out of the Boise ordinance. **C/Gealy:** The three acres per 1,000 people, and we assumed three people per 1,000, we would need to have 400 square feet per dwelling unit. By the time you put in extra parking and that, since we're charging impact fees. Impact fees are supposed to go to new parks to accommodate those type of requirements. It's not completely necessary about development to provide the space. **C/Young:** The impact fees go toward some of those open space requirements. **C/Gealy:** They also go for equipment and maintenance from talking with Kuna Parks and Recreation. The impact fees, while they are an improvement, they don't give us an abundance of resources for providing for parks. **Wendy Howell:** There are two, new areas we are looking at. I can't go into the details. One is

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substantial, looking like a regional park. The other will be a smaller park. **C/Gealy:** The impact fees cover more just the cost of the ground. It also has to cover equipment and maintenance and staffing. I don't think we can say the impact fee is addressing all of the park needs. **Wendy Howell:** I'm not opposed to increasing it. **C/Young:** I'm with Cathy as far as the 100 just to get a feel for what that is. When I was looking at the application that we had just a few minutes ago. If the whole 40 acres would have gone in and you had a density of about 400 units going in, that would have been about one acre of open space to give you a feel for scale. **C/Gealy:** I don't think it's enough.

Wendy Howell: What would you like it changed to? **C/Gealy:** I would make it 400 square feet per dwelling unit. That would give us the 3 acres per 1,000 people if you figure three people in each dwelling unit. **C/Hennis:** What density were you looking at when you were comparing that? **C/Gealy:** What we've used in the past is 3.15 acres of usable open space. 3.15 acres per 1,000 people of developed open space is what we had. **C/Young:** Does that include new parks and things like that? **C/Gealy:** That's for the whole city. **C/Young:** I think the 100 number is light, but I think 400 is too much. **C/Gealy:** If you figured there were 300 units, and you assume three people per unit, then that's close to 1,000 people. That community would need three acres of developed park open space. It doesn't have to be park, it doesn't need a lot of amenities, but it needs to be a developed open space. **C/Damron:** A lot of times on the size of the multifamily homes, they don't have that kind of space. Whatever designation they have for a gazebo or a front yard play area for the kids, is anything like that going to be considered in there?

C/Young: I think that is where things are kind of going a little sideways, this is taking that 3.1 number and applying it all to a multifamily area where part of that is the impact fees that the parks in the city is theirs. That ratio is hit a little heavy for that specific ordinance. **Wendy Howell:** In consideration, a lot of people that choose to live in multifamily don't want to take care of the yard. They do have an HOA which generally takes care of that area, including the front and the back usable space around the building. Code enforcement is an extra issue that could come into play. Someone has to enforce that the HOA is actually taking care of the property. I just needed a starting point for a conversation. **C/Gealy:** The National Parks and Recreation Association will lean the other way, but they are 10 acres per 1,000 people. **Wendy Howell:** This isn't necessarily a park, though. This is open space, where it can be just flat green grass, or a gazebo or half of a basketball court. **C/Gealy:** It's the same thing we talked about with these communities, where we're concentrating these people and they really need some sort of space where children can be outside. **C/Hennis:** Do we define usable space in here? **Wendy Howell:** Yes, it's in the zoning ordinance in the definitions. **C/Gealy:** I am happy to see more, I'm open to suggestions. **C/Damron:** In a property like an R-6, we have more availability for open space. If you look at that same concept, and I look at multifamily being more like five people per unit. If we look at that many people in one spot and run it at that multiplier that you have, a person could possibly lose two units putting up a multifamily with that kind of property restriction. **C/Young:** If we have a minimum of the 10 by 10, as a minimum, we can look at the plat that they are proposing and say that we would like to see a little bit more open space. That sets us at a minimum, but it doesn't set us at a maximum. However, we will give them something that works within that plat plan. If we designate too much, we could be cutting them off of maybe some of their units that they want to put in there. I know that's not the thing that we want to hear, but it could be a financial deterrent to some builders. To me, if we have 200 on a 40-acre parcel that's two acres of usable space, that's a fair amount. I think that four acres when you take in the fact the parking requirements for the multifamily, there is a give and take in there a little bit. I think that 400 is heavy, but I think 200 is good. As far as the other pieces of the ordinance, I think that the increase on the parking requirement is a good idea. **C/Gealy:** I wonder if it's too much, but at the same time, I can understand two spaces per unit for a visitor. **Wendy Howell:** I did have four per unit, but I stepped it back slightly. You'll eventually get two kids in there, and they're driving. **C/Young:** One and a half spaces is light, and if you look around the valley, you'll see a few areas that I can point to where parking is a nightmare, and they just continue to put more and more in and compounding the problem in certain areas. When I saw that, I was very excited. It's much needed. **Wendy Howell:** It will be a good starting point, and if we see issues with parking, we can always come back and change it. **C/Laraway:** Just from my experience, it's not the parking on the streets. It's the unreliable information that there's only 2.5 people per house, and only one of them drive. That's the unrealistic number. If you put a husband and wife in there, those people work and have kids and they drive. It would be nice to have a realistic number that says

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ok that is only parking places per unit. I would even like to exclude handicapped parking from that number. Handicapped parking should be on its own. **Wendy Howell:** I would agree. That probably should be added in there. **C/Laraway:** I've had nightmare after nightmare regarding apartments on Maple Grove on Lake Hazel. For those cars, there's not a parking space on the street. **Wendy Howell:** We could just put "plus ADA parking", or it might already be addressed in the ordinance. I'm not seeing it immediately here. **C/Young:** We could put a sub-note underneath that puts the parking stall requirement is in addition to accessible parking requirements. **C/Young:** Stepping back, what do you think about the 200 number? **C/Gealy:** I would of course like for it to be more, but 200 is better than 100. I want to make sure that once we set a number that we're supposed to see here. We don't really have any grounds to ask for more. Right now, we're asking them to provide open space amenities, and the developers really don't have to. They're doing it, because we're asking them to. It's nice to be able to have something to support that. **C/Damron:** Can we put in there as a minimum? We can condition them later if it looks like there's an area that's either not being used, or maybe make a little more. **Wendy Howell:** In design review, there is another opportunity to try to negotiate where they think it needs to be on a case by case basis. **C/Gealy:** If we're looking at the 25 acres that we just talking about, as a hypothetical, and they come in with 400 units or 500 units, it's extremely hard to put that much on. I'm just trying to get an idea of what we're talking about in this situation specifically. **C/Young:** If you were looking on a 25-acre site, and you were going to save 350 units, that's about 70,000 square feet which is about an acre and a half. I was looking at 400 units on a 40-acre site, if you take that ratio down. **C/Laraway:** Is it better to have a number or a percentage? **C/Young:** If the density is higher, it forces more of the open space to accommodate for that. **Wendy Howell:** I'm trying to think about what's been approved over the last six months and envisioning this being in place. That's how we worked through it, it probably would've prevented some of the problems or issues that arose. **C/Gealy:** If we issued a percentage, you couldn't base it on what the density is as much based on age. If you have something that is twice as dense, you're going to have the same amount of open space. **C/Hennis:** Actually, the way that you want it proposed to where it can vary by density. The denser would have to result in a greater amount. I like the way she's got it written, but I'd be more to the 200. I think it's a little more reasonable. The 400 is a little much. I think it's asking a bit much. I think 200 is better than what a lot of cities are requiring. **C/Laraway:** Every time someone comes before us, we always make it part of the condition. **Wendy Howell:** Above where that is in the ordinance, under D, number 3 is a five percent usable open space per 50 dwellings in residential developments. Would you like to change that or keep it as is? **C/Hennis:** Was that item changed or was it added? **C/Damron:** We could have 50 dwellings in 400 feet. **Wendy Howell:** As of now unless it's a PUD, we have nothing. I wouldn't be opposed to going seven percent or something to see how that plays out. **C/Damron:** Do they define dwelling as single-family home? **Wendy Howell:** We have dwelling units as an occupied structure or house. Multifamily has four dwelling units. **C/Gealy:** When you were talking about two acres per 40 acres, what did that mean? **C/Young:** Under the 100, it was about an acre per. **C/Gealy:** It was about five percent usable open space to give us two acres per 40 acres for R-4 and R-6? **C/Damron:** It would be two acres at five percent for 40 acres in an R-6 zone. It's not acres, it's dwellings, how many dwellings are in an R-6 with 40 acres? That would only give us 1.2 acres. **C/Gealy:** That's not too much different than what we're proposing on the other. We're bumping it up to almost two acres or an acre and a half. 1.2 doesn't seem like enough on 40 acres. **C/Damron:** If you spread it through that 40 acres, it doesn't seem like enough, but they've been giving us more than on these large subdivisions. **C/Gealy:** They've been giving us about three acres on 40 acres. **Wendy Howell:** In order for the city to take over a proposed park to be dedicated to the city, it has to meet a certain requirement. It needs to be a minimum of three acres or five acres. **C/Gealy:** Three acres out of 40 acres is about 7.5 percent. **C/Hennis:** For a minimum of five percent of usable open space per fifty dwellings in a residential development, what happens if you get 100 dwellings? **Wendy Howell:** It's 10 percent. That's increasing lots. **C/Hennis:** If you increase that open space, you'd be at 20 percent of that open space on that 40 acres in an R-6. Let's say we take that R-6 that we just looked at on the 40 acres. At most, you get 240 dwelling units. They could take it to that, we don't typically get it. Let's say we go down to five, that's easy math for us at five. That would give us 200 units, that would be 20 percent of their open space by this math. At 40 acres, 20 percent of that will be 8 acres. **C/Damron:** That's a lot of money to lose. **Wendy Howell:** The other directors said that five percent is too

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low. **C/Hennis:** Isn't that PUD based on acreage but not on the dwelling units per acre, because that's what gets us. **C/Gealy:** This comes under common lots. **Wendy Howell:** This would include pathways too. **C/Gealy:** All that stuff along the main collectors is included. A lot of times we see these common lots that is still a pathway. For 40 acres, that's eight acres. **Wendy Howell:** A sidewalk is required. The buffer is landscaped. **C/Hennis:** How usable is that four- foot buffer zone between your curb and your sidewalk? **C/Gealy:** That's why when we see 27 common lots, it's with a lot of trails and pathways. I think five percent is fine. **C/Damron:** We're concentrating on contiguous piece as opposed to being broken up. **C/Gealy:** Do you think we need to change the 100 square feet under multifamily to five percent per 50 dwellings? **C/Hennis:** I think people will respond to the higher density with that. **Wendy Howell:** I specifically made sure that a definition was in there for this very reason. **C/Hennis:** This is what the sticking point would be if we had applicants come up and do that. **C/Gealy:** If there were 50 multifamily dwelling units, then the minimum square feet of open space under the 200 would be 10,000 square feet, correct? This would be a quarter of an acre for 50, correct? I think we should treat multifamily equitably. We did 200 square feet per dwelling unit for 50 dwelling units. That would be 10,000 square feet. This would be a quarter of an acre. **C/Hennis:** It would be a little less, but it's close. **C/Damron:** We have about 7,200 square feet per unit, so if we put 50 units there for the multifamily area we're looking at. **C/Young:** When we said multifamily unit per large building, if it's a three-story building with six on each level then that's 18 units. **C/Damron:** Out here on Hubbard and Ten Mile, there are four units per, and they're about 1,800 square feet per unit for 8,000 total. I'm trying to look at the average square footage of the house in the R-6 and the average square footage of the house and the dwelling units and try to make them equitable. As you said earlier with multifamily, there's reasons why people are there too. **C/Young:** Looking at 200 for multifamily, I think this works. **C/Damron:** The front yard area is a common area. Most people don't have their own lawns, they have lawn service come in there so the kids can play in those front areas. **Wendy Howell:** Open space actually excludes parking structures, they shall not be included. Open space is any area substantially open to the sky which may be on the same lot with a building. The area may include along the natural environment features, water areas, swimming pools, tennis courts, and other rec facilities that P&Z Commission deems permissible. **C/Damron:** The front yards and basketball courts is easy. **Wendy Howell:** If there's an irrigation easement or a storm swale, that technically isn't open space, because it could have water in it. **C/Laraway:** This could be for sanitation and drainage. **Wendy Howell:** Areas that have grasses in it is for water retention which perks out. **C/Gealy:** Do we make a motion? **Wendy Howell:** You can make a recommendation with the modification stated. An ordinance is a public hearing. **C/Young:** I will open the public testimony at 7:21 and close it at 7:22.

Commissioner Hennis motions to recommend approval of Case Nos. 18-06-ZOA with the revision of 200 square feet of usable open space under Section 5-17-12-E-1 on page 23. Commissioner Gealy seconds, all aye and motion carried 4-0.

1. COMMISSION REPORTS

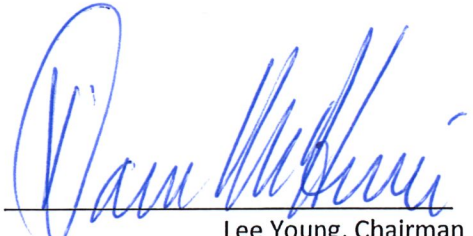
Wendy Howell: I would recommend that you all review the new comprehensive plan and submit any revisions, edits, recommendations, comments, so that when it comes in front of you, we have corrected a lot of it. Cathy, I found a correction in Chapter One, where some of the lettering was wrong, so you can ignore that.

2. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Gealy Seconds, all aye and motion carried 4-0.

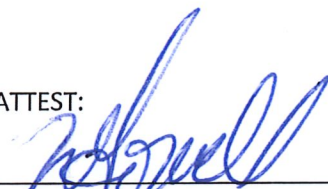
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department